



Winfield Redevelopment Commission

Meeting Minutes

Monday, November 18, 2019

Call to Order: A meeting of the Winfield Redevelopment Commission was held at the Winfield Government Center, Winfield, Indiana on November 18, 2019 and called to order at 6:00 p.m.

Members in attendance: Dave Anderson, Bart Botkin, Phil Metzger, Joe Mays, and Thomas Hoffman. Karen Pimentel was absent.

Additional Officials in attendance: Rick Anderson, Clerk-Treasurer; Nick Bellar, Town Administrator/Planning and Zoning Administrator; and Mike Duffy, Town Engineer DLZ.

Minutes to be approved: Joe Mays moved to accept the prior meeting minutes from October 21, 2019. Phil Metzger seconded the motion, a voice vote found all members in favor, the motion carried 4-0.

Old Business

1. Discussion on Downtown Master Plan:

Dave Anderson stated they would like to focus on improvements to the north side of Randolph Street next year. Mike Duffy stated he has looked into grants, NIRPC only has grants for road work and HSIP (Highway Safety Improvement Grant) only has grants for traffic lights that requires safety improvements by number of crashes recorded on the road. Randolph has not had many accidents on it. The Town Council will have to take on the traffic light project at 108th if no grants are available. Mike said it would be less costly to install a traffic light if they went with a string suspension instead of a mast arm. Dave asked Mike to get pricing on both options. Joe Mays asked if there is a timeline to have certain improvements made. Nick Bellar stated there is a Master Plan in place but the timeline is more based on the RDC's budget. Mike suggested the RDC work on beautification of the Downtown area and sidewalks. Sidewalks are still needed before intersections can be improved. They have already prepared the 109th and Randolph intersection with the restriping to put in crosswalks but this project still needs to have the stormwater addressed before sidewalks can go in. The project was estimated to cost over half a million dollars.

Bart Botkin asked if there was an update on adding lighting to the medians on Randolph. Mike stated he is reviewing the previous bid with DLZ's electrical engineer now to see if the bid should be made more specific before they gather quotes again. He has checked with five contractors in the area, three can only do the boring, two can do both the wiring and boring. He will mail out a new RFP to these contractors next week.



Mike updated that the Hawk light is all hooked up and ready to go but cannot be turned on until Providence installs their sidewalk. Phil Metzger asked why it was so low. Mike explained it is to match up with the level of the future daycare development. They plan to put in a drain system to prevent flooding if the planned daycare ends up falling through. It is a part of Providence's plat to have the sidewalk installed, they will not be able to reduce their bond while that project is still outstanding. Many asphalt and concrete contractors are extremely busy finishing up projects before the end of the year.

The budget for next year was discussed. Rick Anderson stated the budget will be \$50,000. Bart asked if it was possible to project what the budget will be over the next three years. Rick stated it is difficult to determine what the TIF will bring in from year to year. They should have more revenue added to the TIF within the next few years as the latest commercial developments will be included. Mike asked if the RDC could spend TIF funding on signage and complete the town welcome signs. Rick believes the TIF funds can only be used within the TIF district, this would only include one of the welcome signs. Nick noted the Commission will also have to decide between doing smaller projects or saving up funding to take on a larger project. Dave recommended Joe Mays work with Mike on prioritizing a possible project list for next year.

Payment of Claims:

Rick Anderson stated there were no claims for this month.

Adjournment: Motion to adjourn was made by Bart Botkin, the motion was seconded by Joe Mays; voice vote carried with all in favor, the meeting adjourned at 6:30 p.m.

Next meeting: January 13th, 2020 at 6:00 p.m.

Dave Anderson, President

Bart Botkin, Vice President

Kim Wachowski, Recording Secretary

Date: _____